

Closing Disclosure** Preliminary **

6/9/21

*mt***Closing Information**

Date Issued 6/09/2021
Closing Date 6/15/2021 ✓
Disbursement Date 6/15/2021
Settlement Agent Stewart Title of Montgomery County, Inc.
File # 2130725
Property 10181 Valley Dr.
 Willis, TX 77318
Sale Price \$1,773,800

Transaction Information

Borrower Chad Porter and Brandey Porter

Seller TX
 Royce J. Hassell and Silva T. Hassell
 1280 Haynes Rd Bldg C
 Houston, TX 77066

Summaries of Transactions**SELLER'S TRANSACTION**

Due to Seller at Closing		\$1,773,964.38
01 Sale Price of Property		\$1,773,800.00
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09 City/Town Taxes		
10 County Taxes		
11 Assessments		
12 HOA Dues	6/15/21 to 1/1/22	\$164.38
13		
14		
15		
16		
Due from Seller at Closing		\$399,950.65
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$116,246.95
03 Existing Loan(s) Assumed or Taken Subject to		
04 Payoff of First Mortgage Loan		\$254,187.12
05 Payoff of Second Mortgage Loan		
06		
07		
08 Seller Credit		
09 Other w/Carryover		
10 Premium Adjustment		\$7,289.00
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14 City/Town Taxes		
15 County Taxes		
16 Assessments		
17 Est. Prop Taxes	1/1/21 to 6/15/21	\$22,227.58
18		
19		
CALCULATION		
Total Due to Seller at Closing		\$1,773,964.38
Total Due from Seller at Closing		-\$399,950.65
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$1,374,013.73

Contact Information**REAL ESTATE BROKER (B)**

Name	Realty Associates
Address	1223 Antoine Drive Houston, TX 77055
TX License ID	9004720
Contact	Brandey Porter
Contact TX License ID	
Email	brandey_29@yahoo.com
Phone	936-523-0203

REAL ESTATE BROKER (S)

Name	Coldwell Banker United Realtors
Address	21105 Eva Street Montgomery, TX 77356
TX License ID	0441280
Contact	Beverly Smith
Contact TX License ID	373685
Email	bjsmith@cbunited.com
Phone	713-569-2113

SETTLEMENT AGENT

Name	Stewart Title of Montgomery County, Inc.
Address	2125 North Loop 336 West, Suite 100 Conroe, TX 77304
TX License ID	1877228
Contact	Michelle Taylor
Contact TX License ID	1888000-1308456
Email	michelle.taylor@stewart.com
Phone	936-441-2743

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

			Seller-Paid	
			At Closing	Before Closing
Loan Costs				
A. Origination Charges				
01	% of Loan Amount (Points)			
02				
03				
04				
05				
06				
07				
08				
B. Services Borrower Did Not Shop For				
01	Title - Delivery Fee	to Stewart Title of Montgomery County, Inc.	\$15.00	
02	Title - Document Preparation Fee	to Est only/TBD	\$125.00	
03	Title - Settlement Fee	to Stewart Title of Montgomery County, Inc.	\$425.00	
04	Title - Tax Certificate	to Stewart Title of Montgomery County, Inc.	\$64.95	
05	Title - Texas Policy Guaranty Fee	to Stewart Title Policy Gty Fee	\$2.00	
06				
07				
08				
C. Services Borrower Did Shop For				
01				
02				
03				
04				
05				
06				
07				
08				
Other Costs				
E. Taxes and Other Government Fees				
01	Recording Fees	Deed: Mortgage:		
02				
F. Prepays				
01	Homeowner's Insurance Premium (mo.)			
02	Mortgage Insurance Premium (mo.)			
03	Prepaid Interest (per day from to)			
04	Property Taxes (mo.)			
05				
G. Initial Escrow Payment at Closing				
01	Homeowner's Insurance	per month for mo.		
02	Mortgage Insurance	per month for mo.		
03	Property Taxes	per month for mo.		
04				
05				
06				
07				
08	Aggregate Adjustment			
H. Other				
01	Home Warranty Fee	to TBD	\$7,500.00	
02	Homeowners Association Dues	to Far Hills MAInt Fund	\$50.00	
03	Real Estate Commission Buyer's Broker	to Realty Associates	\$53,214.00	
04	Real Estate Commission Seller's Broker	to Coldwell Banker United Realtors	\$53,214.00	
05	Title - Owner's Policy (optional)	to Stewart Title of Montgomery County, Inc.	\$1,637.00	
06				
07				
08				
09				
10				
11				
12				
13				
J. TOTAL CLOSING COSTS			\$116,246.95	\$0.00

Royce J. Hassell

Date

Silva T. Hassell

Date